

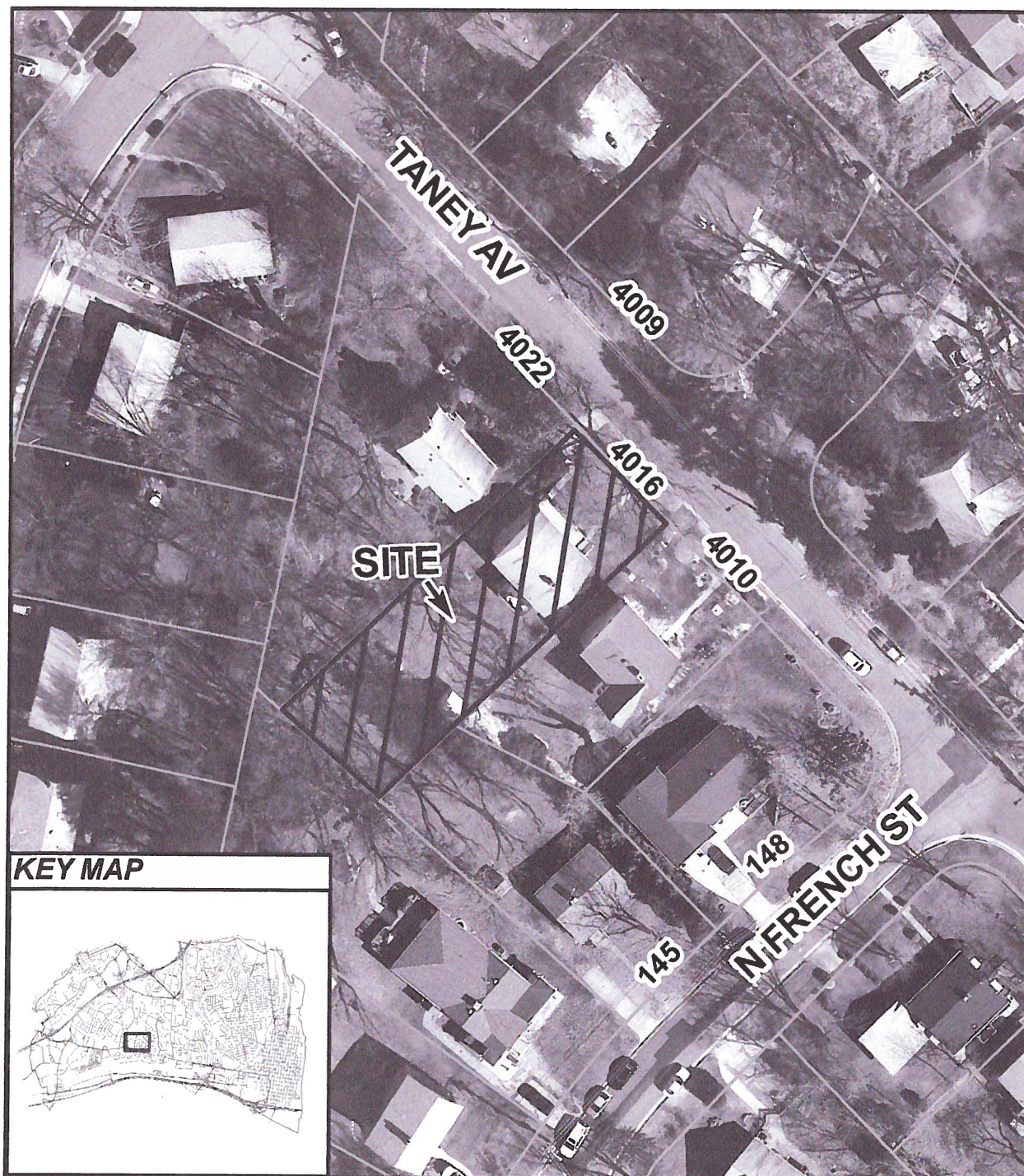
**DOCKET ITEM #9**  
**Special Use Permit #2012-0036**  
**4016 Taney Avenue – Substandard Lot**

---

Application	General Data	
Consideration of a request to construct a new home on a substandard lot.	Planning Commission Hearing:	May 1, 2012
	City Council Hearing:	May 12, 2012
Address: 4016 Taney Avenue	Zone:	R-8/Single-Family
Applicant: Janlan Co., LLC c/o Janet Wilcox by Johnathan Brodie, agent	Small Area Plan:	Seminary Hill/Strawberry Hill

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Mary Christesen [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)  
Peter Leiberg [peter.leiberg@alexandriava.gov](mailto:peter.leiberg@alexandriava.gov)



**SUP #2012-0036**

**5/1/2012**





## I. DISCUSSION

The applicant, Janlan Co., LLC by Johnathan Brodie, agent, requests Special Use Permit approval to construct a new single-family dwelling on a substandard lot at 4016 Taney Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 60 feet of lot frontage and width, depth of 177.9 feet along the east side property line, 182.4 feet along the west side property line and a total of 10,808 square feet of lot area.

The subject property is surrounded by other single-family dwellings.

### PROPOSAL

The applicant requests Special Use Permit approval to construct a new two-story single family dwelling on this substandard lot. The existing one-story dwelling will be demolished. The proposed dwelling will have a net floor area of 2,883 square feet and a building height of 25 feet.



### ZONING

The property is located in the R-8/Single-Family Residential zone, which requires a minimum lot area of 8,000 square feet, a minimum lot frontage of 40 feet and a minimum lot width of 65 feet at the building line. The lot is substandard as to its lot width, but meets the minimum lot area and lot frontage requirements.

Section 12-901(C) of the zoning ordinance requires a special use permit for the demolition and construction of a new dwelling on a substandard lot, when the new dwelling exceeds the floor area of the existing dwelling by more than 10%. The rule was an important component of the infill regulations adopted in 2008. Here, the square footage of the existing dwelling is approximately 1,062 square feet; the proposed dwelling will increase the floor area by adding an additional 1,821 square feet, for a total of 2,883 square feet. The new dwelling thus exceeds the 10% threshold, and requires an SUP. Under section, 12-901, the threshold criteria typically associated with a substandard lot does not apply and the SUP should be granted if the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design.

The proposed dwelling meets the Zoning Ordinance, including all of the infill regulations, with respect to setbacks, FAR, building height and threshold height. Additional zoning elements of the proposal can be found in the following table:

	<b>Requirement</b>		<b>Proposal</b>
Lot Area	8,000 Sq. Ft.		10,808 Sq. Ft.
Lot Width	65'		60' ( <i>existing</i> )
Lot Frontage	40'		60' ( <i>existing</i> )
Front Yard	Established Setback	40' to curb	40' to curb
Side Yard (North)	1:2 with 8' min	11'	12.1'
		8' (first-story)*	12.1'
Side Yard (South)	1:2 with 8' min	11' (second-story)	13.5'
		8' (first-story)*	10.9'
Rear Yard	1:1 with 8' min	25'	93.5'
Building Height	Max: Established (17.8') plus 20% OR 25' whichever is greater	Max: 25'	25'
Threshold Height	Max: Established (3.4') plus 20%	Max: 4.1'	1.8'
FAR	Max: .35 (3,782.7 Sq. Ft.)		.27 (2,883 Sq. Ft.)
FAR over existing house	1062 Sq. Ft. + 10% = 1168 Sq. Ft. max without SUP		2,883 Sq. Ft.
Parking	2 standard spaces		2 standard spaces
Parking/Driving in Required Yard	Max: 50%		75% North Side Yard

\*The proposed bay windows project no more than 20" and are permitted to project in the required side yards.

#### MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Seminary Hill/Strawberry Hill Small Area Plan which designates the property for residential use.

#### PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicant meets this requirement by providing two parking spaces within the attached garage in the basement of the house, accessible from the rear.

## **II. STAFF ANALYSIS**

Staff supports the applicant's proposal to redevelop this substandard lot with a new single-family dwelling. The overall height, threshold height, architectural character and placement of the house

on the lot are appropriate in this neighborhood. Although the new house is much larger than the existing one, it is consistent with many new homes and renovations in the neighborhood and meets each of the infill regulations.

#### *Neighborhood Compatibility*

The Strawberry Hill neighborhood is one in transition. Although historically characterized by modest one story single family homes on small, winding streets on a series of hills, significant changes have occurred to this neighborhood over the last 10 years or so. Many of the original one-story dwellings have been renovated to include second stories and rear additions, significantly changing the relative uniform appearance from the street. Each block in the area near the subject property is dotted with new homes or homes with second stories. Two blocks to the east, an eight home subdivision and site plan allowed two entire blocks to be redeveloped with significantly larger homes than the ones replaced. Today there are a wide variety of types, styles, and sizes of homes in the area.

The Infill Taskforce specifically anticipated cases such as this one where large additions, including second stories are proposed for neighborhoods and blocks developed predominately with small one-story homes. It crafted regulations which allow these dwellings to expand or be replaced to accommodate reasonable second-story expansions, but with some limitations. The taskforce determined that a building height of 25 feet was an appropriate height that could accommodate most two-story dwellings and a reasonable height for all blocks. In addition, uniform setbacks and threshold heights were established so as not to completely change the rhythm of development on the block. The Infill Taskforce agreed that increases in floor area and height to houses in these historically one-story neighborhoods were acceptable and inevitable.

In this case, the new home will more than double the size of the existing dwelling. On the other hand, the increase in floor area is consistent with other recent additions and new dwellings in the neighborhood and is approximately 900 square feet less than the maximum allowed by the R-8 zone. For example, the property immediately to the north, a complying lot, is being redeveloped with a new two-story dwelling that will be approximately the same height as the proposed dwelling. The height in this case meets the infill requirement of 25 feet. That height and gable roof design are appropriate for a two-story dwelling in the neighborhood. The applicants are proposing a threshold height of 1.8 feet which is lower than the maximum threshold height allowed. The established threshold height of the block is 3.4 feet, but an increase of up to 20% is allowed. While the proposed threshold height is lower than others, it is allowed. More important, the lower threshold keeps the overall height of the building to less than 25 feet and helps reduce the mass of the dwelling that is above grade on the side and rear where the grade slopes downward to the rear property line.

Therefore, staff concludes that while the resulting dwelling will be bigger than some of the older neighboring homes, it will be smaller and more compatible with the neighborhood than it would have been prior to the infill regulations. It will, overall, be compatible with the current neighborhood character in terms of bulk, height and design.

#### *Design and Siting*

There are a few additional design and siting considerations. Overall, while some of the

architectural features of the proposed house are somewhat more elaborate than those typically found in the neighborhood, the overall design is simple, attractive and will enhance the neighborhood.

The applicant is proposing an attached rear garage, which is far preferable to a front loaded garage permitted under the infill regulations on this lot. Front loaded garages are not typically found in this neighborhood and disfavored generally. A small detached rear garage located near the side and rear property lines, as encouraged by the infill regulations, is not practical in this case because of the steeply sloping front to rear topography. Staff also notes that there is not a pattern of detached rear garages in this neighborhood. Staff has included conditions requiring that most of the existing concrete driveway must remain, to help preserve the large street tree, and that all new portions of the driveway be constructed of a permeable material.

The proposed front gable projects forward of the main front building wall, but to a very slight degree. The proposed front porch is also a small one. Staff has suggested to the applicant that the projection of the gable be increased to approximately 3 feet, and that the depth of the porch be increased to no less than 5 feet. The increased depth of the porch will result in a slight shift of the entire dwelling towards the rear property line, but the dwelling will continue to comply with all setbacks, including the required established front yard setback. These minor changes will enhance the aesthetics of the dwelling and will add more usable space on the front porch. Staff has included a condition to require the applicant to work with staff regarding this design change during the grading plan and building permit review process.

Finally, staff has included conditions designed to protect the trees on the site: the large street tree and three trees in back yard must be saved as shown on the grading plan; adequate tree protection measures must be in place; and the grade in the front yard may not substantially change.

With these conditions, staff recommends approval of the SUP for the proposed new house.

### **III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The design of the dwelling shall be substantially consistent with illustrations submitted on April 11, 2012. However, as stated in the staff report, the applicant must work with staff regarding the depth of the front porch and the front gable projection to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The first 30' from the curb line of the existing concrete driveway shall remain and all new driveway areas shall be constructed of a permeable paving system to the satisfaction of the Director of Planning and Zoning. (P&Z)
3. The 18" maple tree in the public right-of-way shall be saved. A tree protection area shall be established that is not less than 20' from the trunk in two directions (south east and

south west) and maximized to the fullest extent. Disturbance in the front yard, including change to the grading shall be limited to the outside if the tree protection area and minimized to the fullest extents to the satisfaction of the Director of Planning and Zoning. (P&Z)

4. If a new sanitary sewer lateral is required it shall not cross the tree protection area. (P&Z)
5. The three trees in the rear yard (30", 15", 20") shall be saved. A tree protection area outside the drip lines of these trees shall be maintained. (P&Z)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
8. If the applicant proposes to reuse the existing sanitary sewer lateral for the new dwelling, a CCTV Video of the lateral shall be provided for T&ES to review prior to the release of the grading plan. If, after review, T&ES staff believes that the lateral is in sufficient condition to allow its reuse, there will be no fee. If however, T&ES staff determines that the lateral must be completely replaced, the tap fee must be paid. T&ES may determine that the lateral needs to be partially replaced or repaired. In that case, the fee would not be required. (T&ES)
9. If it is determined to completely or partially replace the lateral and make a new sanitary sewer lateral connection, then the new connection shall be made per the requirements of Memorandum to Industry 01-11 Dated February 18, 2011, which provides the standard details for a sanitary sewer lateral connection. This memorandum is available at the following web address of the City:  
<http://alexandriava.gov/uploadedFiles/tes/info/SanitarySewerLateralConnectionsandPermitting.pdf> (T&ES)
10. The turning movements of a standard vehicle in and out of the parking garage shall be shown on the Final Site/Grading Plan. The turning movements shall meet AASHTO vehicular guidelines. (T&ES)
11. Since the basement will not be sewered by gravity, the basement shall be provided with a grinder pump. (T&ES)
12. The newly installed utilities shall be provided with Detectable Underground Warning Tapes (DUWT) on public and property properties per the requirements of Memorandum to Industry 02-09, Design Guidelines for Site Plan Preparation, dated December 3, 2009, which is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Peter Leiberg, Zoning Manager, Mary Christesen, Urban Planner.

---

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)
- R-3 If the applicant proposes to reuse the existing sanitary sewer lateral for the new dwelling, a CCTV Video of the lateral shall be provided for T&ES to review prior to the release of the grading plan. If, after review, T&ES staff believes that the lateral is in sufficient condition to allow its reuse, there will be no fee. If however, T&ES staff determines that the lateral must be completely replaced, the tap fee must be paid. T&ES may determine that the lateral needs to be partially replaced or repaired. In that case, the fee would not be required. (T&ES)
- R-4 If it is determined to completely or partially replace the lateral and make a new sanitary sewer lateral connection, then the new connection shall be made per the requirements of Memorandum to Industry 01-11 Dated February 18, 2011, which provides the standard details for a sanitary sewer lateral connection. This memorandum is available at the following web address of the City:  
<http://alexandriava.gov/uploadedFiles/tes/info/SanitarySewerLateralConnectionsandPermitting.pdf> (T&ES)
- R-5 The turning movements of a standard vehicle in and out of the parking garage shall be shown on the Final Site/Grading Plan. The turning movements shall meet AASHTO vehicular guidelines. (T&ES)
- R-6 Since the basement will not be sewer by gravity, the basement shall be provided with a grinder pump. (T&ES)
- R-7 The newly installed utilities shall be provided with Detectable Underground Warning Tapes (DUWT) on public and property properties per the requirements of Memorandum to Industry 02-09, Design Guidelines for Site Plan Preparation, dated December 3, 2009, which is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit. (Sec.5-4-1.1) (T&ES)

- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-6-224) (T&ES)
- C-3 If construction of the residential unit(s) result in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control that are current at the time of grading plan submittal. (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
- C-5 Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC)

- C-3 A soils report must be submitted with the building permit application.
- C-4 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended).
- C-5 The height of the porch above grade is not clearly shown based on all grade points. If at any point the height above grade is > 30" porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.
- C-6 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses.
- C-7 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008 and the 2009 Virginia Residential Code.
- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 A demolition permit is required for the proposed project (USBC 108.1).
- C-10 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-11 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-12 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-13 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-14 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-15 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Health:

F-1 No Comment.

Parks and Recreation:

F-1 No comment received.

Police Department:

F-1 The Police Department does not have any objections.





## APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2012-0036

**PROPERTY LOCATION:** 4016 Taney Ave

**TAX MAP REFERENCE:** 050.03-08-02

**ZONE:** R-8

**APPLICANT:**

Name: Janlan Co., LLC c/o Janet Wilcox

Address: 8208 Lazy Point Lane, Mason Neck, VA 22079

**PROPOSED USE:** Single family residence

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**Johnathan Brodie-Agent**

Print Name of Applicant or Agent

730 S. Washington St

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

  
Signature

4/9/12

Date

703-549-6422

Telephone #

703-549-6452

Fax #

jbrodie@rcfassoc.com

Email address

ACTION-PLANNING COMMISSION:

DATE:

ACTION-CITY COUNCIL:

DATE:



**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 4016 Taney Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the single family residence use as  
(use)  
described in this application.

Name: Janet WilcoxPhone: 703-303-3320Please Print  
Address: 8208 Lazy Point Lane, Mason Neck, VA 22079Email: jhwilcox@aol.com

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Janet Wilcox-100%

8208 Lazy Point Lane, Mason Neck, VA 22079

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Janet Wilcox	8208 Lazy Point Lane, Mason Neck, VA 22079	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4016 Taney Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Janet Wilcox	208 Lazy Point Lane, Mason Neck, VA 22079	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/9/2012

Date

Johnathan Brodie

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

This application is for the redevelopment of sub-standard lot. The lot is currently occupied by a single story dwelling, driveway and walkways, all of which are to be removed. A new, two story single family dwelling and driveway are proposed to be constructed. This home has been designed to comply with the infill regulations set forth by the City of Alexandria.

The required parking will be provided by a rear entry garage. This garage will be accessed by a driveway constructed with pervious concrete. The existing curb cut will be reused to provide access to the lot from Taney Avenue.

The property is considered substandard because it does not meet the minimum of 65 foot lot width at the building line. The lot width at the building line is 60 feet. The majority of the lots in this subdivision also have 60 foot lot widths.

The proposed house will comply with all infill regulations and will be similar in character to the existing dwellings in the neighborhood. The height, setback and threshold requirements will be based on the average blockface study.



**USE CHARACTERISTICS**

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: Demolition and reconstruction of a single family dwelling on a substandard lot.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:  
N/A

Hours:  
N/A

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical for a single family dwelling

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

---

---

---

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Standard household waste

---

---

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2 bags per week

---

---

- C. How often will trash be collected?

Weekly

---

---

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

---

---

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

---

---

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

---

---

---

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
N/A

---

---

---

## ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

---

---

---

---

**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No



- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
Access is adequate

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be?  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 2883 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
  - ☒ a house located in a residential zone
  - ☐ a warehouse
  - ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
  - ☐ an office building. Please provide name of the building: \_\_\_\_\_
  - ☐ other. Please describe: \_\_\_\_\_

End of Application



# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

## A. Property Information

A1. Street Address 4016 TANEY AVENUE

Zone R-8

A2. 10,808

Total Lot Area

x 0.35

Floor Area Ratio Allowed by Zone

= 3.782

Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'***	
Total Gross *		Total Exclusions	

B1. Existing Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus  
Exclusions \_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1,441	Basement**	1,441
First Floor	1,841	Stairways**	110
Second Floor	1,152	Mechanical**	
Third Floor		Porch/ Garage**	196
Porches/ Other	196	Attic less than 5'***	
Total Gross *	4,630	Total Exclusions	1,747

C1. Proposed Gross Floor Area \*  
4,630 \_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
1,747 \_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus  
Exclusions 2,883 \_\_\_\_\_ Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,883 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3,782 Sq. Ft.

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

\*\*Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

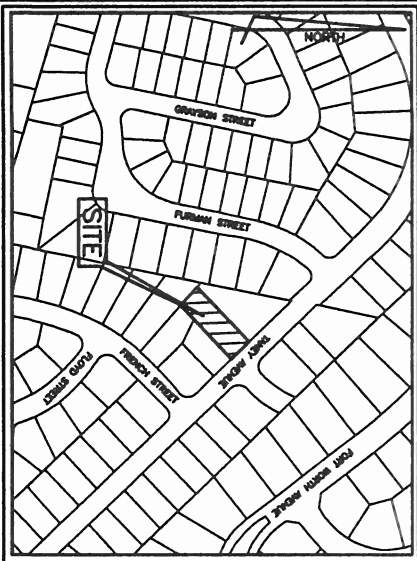
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Cary M. Jiles Date: 2-15-12



VICINITY MAP  
SCALE: 1" = 200'

## E/S CONTROL NARRATIVE:

**PROJECT DESCRIPTION:**  
THIS PROJECT PROPOSES A NEW SINGLE FAMILY DWELLING AND DRIVEWAY ON THE SITE. THIS 0.281 AC. SITE IS CURRENTLY IN THE R-4 ZONE AND IS SERVED BY PUBLIC SEWER AND WATER (PROPOSED BASEMENT WILL NOT BE SERVED BY GRAVITY), NO RESOURCE PROTECTION AREAS (RPA) ARE ON THIS SITE.

**EXISTING CONDITIONS:**  
THE SITE IS CURRENTLY OCCUPIED BY A ONE-STORY DETACHED DRIVEWAY AND WALKWAYS, ALL OF WHICH ARE TO BE REMOVED. CRITICAL AREAS ON-SITE INCLUDE THE LIMITS OF CLEANING ALONG THE PROPERTY LINES. SPECIAL CARE SHALL BE TAKEN TO ENSURE NO DISTURBANCE OR GRADING OCCURS OFF-SITE.

1. ALL UTILITIES WILL BE CLEANED BEFORE ENTERING ONTO PUBLIC RIGHT-OF-WAY.
2. INSTALL SALT FENCE & TREE PROTECTION WHERE APPLICABLE.
3. WHEN PERMETER CONTROLS ARE IN PLACE, ANY CLEANING MAY BE DONE. DUE TO THE SMALL SIZE OF AREA BEING DISTURBED, DISTURBANCE FROM DISTURBANCE WILL BE CONTAINED WITHIN THE SITE.
4. ONCE UTILITIES ARE INSTALLED, GRADING IS PERFORMED.
5. FOR TEMPORARY VEGETATION STABILIZATION OF ALL DISTURBED AREAS, SEE NOTE REVEGETATION EROSION CONTROL PROTOCOL.
6. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, PERMITS SHALL BE REMOVED AND THE SITE SHALL BE REVEGETATED WITH VEGETATION AS APPROVED BY THE CITY OF ALEXANDRIA INSPECTOR.

**MAINTENANCE PROGRAM:**  
THE SITE SUPERINTENDENT, OR REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND REPAIRS AS REQUIRED. REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF A DAY'S BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RESEEDING AND MULCHING OR RE-SOILING IF NECESSARY.

## LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER	---	---
CONC. WALK	---	---
FIRE HYDRANT	○	○
STRUCTURES	---	---
WATER MAINS	---	---
GAS MAINS	---	---
TELEPHONE LINES	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
FENCES	---	---
POWER LINES	---	---
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	---	---
BUILDING ENTRANCES	---	---
LIMITS OF DISTURBANCE	---	---

## TEXT LEGEND:

1. DEVICES (OR FEET)	1. DEVICES (OR FEET)
2. PERMITS (OR FEET)	2. PERMITS (OR FEET)
3. PERMITS (OR FEET)	3. PERMITS (OR FEET)
4. PERMITS (OR FEET)	4. PERMITS (OR FEET)
5. PERMITS (OR FEET)	5. PERMITS (OR FEET)
6. PERMITS (OR FEET)	6. PERMITS (OR FEET)
7. PERMITS (OR FEET)	7. PERMITS (OR FEET)
8. PERMITS (OR FEET)	8. PERMITS (OR FEET)
9. PERMITS (OR FEET)	9. PERMITS (OR FEET)
10. PERMITS (OR FEET)	10. PERMITS (OR FEET)
11. PERMITS (OR FEET)	11. PERMITS (OR FEET)
12. PERMITS (OR FEET)	12. PERMITS (OR FEET)
13. PERMITS (OR FEET)	13. PERMITS (OR FEET)
14. PERMITS (OR FEET)	14. PERMITS (OR FEET)
15. PERMITS (OR FEET)	15. PERMITS (OR FEET)
16. PERMITS (OR FEET)	16. PERMITS (OR FEET)
17. PERMITS (OR FEET)	17. PERMITS (OR FEET)
18. PERMITS (OR FEET)	18. PERMITS (OR FEET)
19. PERMITS (OR FEET)	19. PERMITS (OR FEET)
20. PERMITS (OR FEET)	20. PERMITS (OR FEET)
21. PERMITS (OR FEET)	21. PERMITS (OR FEET)
22. PERMITS (OR FEET)	22. PERMITS (OR FEET)
23. PERMITS (OR FEET)	23. PERMITS (OR FEET)
24. PERMITS (OR FEET)	24. PERMITS (OR FEET)
25. PERMITS (OR FEET)	25. PERMITS (OR FEET)
26. PERMITS (OR FEET)	26. PERMITS (OR FEET)
27. PERMITS (OR FEET)	27. PERMITS (OR FEET)
28. PERMITS (OR FEET)	28. PERMITS (OR FEET)

INDEX TO PLAN:	PLAN VIEW & GENERAL NOTES
1	STANDARD NOTES
2	ZONING, SETBACK, HEIGHT CALC.
3	STORMWATER ANALYSIS & OUTFALL
4	DETAILS
5	DETAILS

## PROJECT NARRATIVE:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 2-STORY DWELLING AND DRIVEWAY ON A 10,000 SQ. FT. PARCEL LOCATED ON THE SOUTH SIDE OF TANEY AVENUE. THE LOT IS CURRENTLY OCCUPIED BY A ONE-STORY DETACHED DRIVEWAY AND WALKWAYS, ALL OF WHICH ARE TO BE REMOVED. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.

## CONSTRUCTION ENTRANCE NOTE:

WASH WATER WILL BE OBTAINED FROM AN ON-SITE SOURCE. THE WASH WATER SHALL BE USED TO WASH THE SEEDING AND MULCHING MATERIALS. SEDIMENT BASIN TO ENSURE THAT NO SEDIMENT LOADS RAINOFF IS ALLOWED TO FLOW ONTO THE ADJACENT PROPERTIES.

## SUMP PUMP DISCHARGE PIPE NOTE:

THE PROPOSED SUMP PUMP DISCHARGE PIPE SHALL BE 4" PVC 50#-28 PIPE. THE PIPE WILL DISCHARGE INTO THE NEAR SWALE IN ORDER TO MINIMIZE NEGATIVE IMPACTS ON DOWNSTREAM PROPERTIES (SEE PLAN VIEW).

## LIMITS OF DISTURBANCE NOTE:

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONSTRUCTION MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (TDES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF THE PUBLIC RIGHT OF WAY, INCLUDING SPECIALISTS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY TDES.

## STORM DRAIN NOTE

THERE ARE NO STORM DRAIN STRUCTURES WITHIN 100' OF THE PROPERTY THAT WOULD BE SUITABLE TO BE A ROOF DRAIN OR STORM DRAIN. THE CLOSEST STRUCTURE IS THE EXISTING DRIVEWAY. FOR THIS REASON, RAINOFF FROM THE DWELLING WILL BE DISCHARGED TO SWALES, ONCE IN THE NEAR VARD, THE WATER WILL SHEET FLOW AND LEAVE THE SITE IN AN UNCONTROLLED MANNER THAT WILL NOT BECOME A NUISANCE FOR ADJACENT PROPERTIES (SEE DETAILED OUTFALL ANALYSIS, SHEET 4, FOR MORE INFORMATION).

## KEY DESCRIPTIONS VIRGINIA UNIFORM CODING SYSTEM

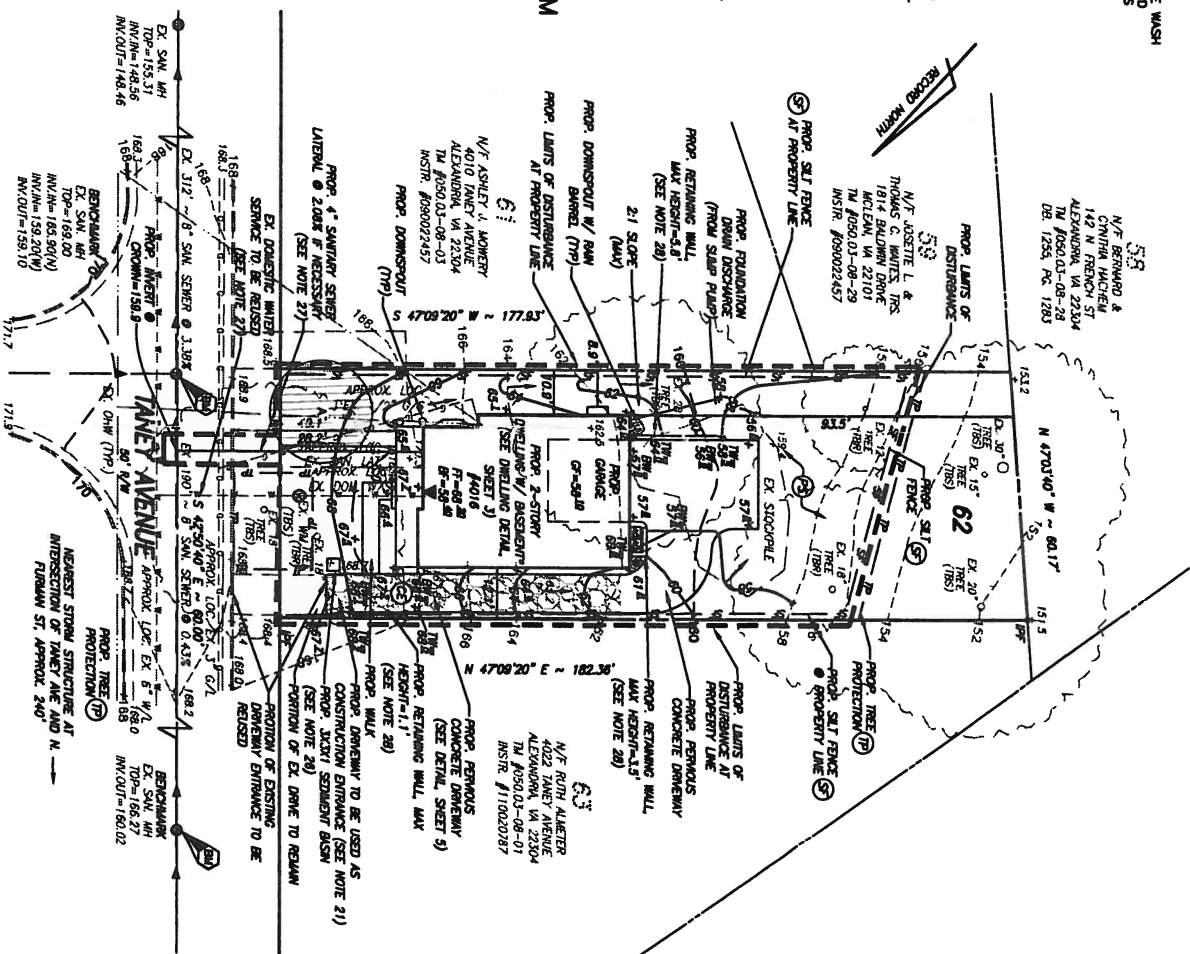
SP	---	---	SALT FENCE	STD. & SPEC. 3.06
TP	---	---	TREE PROTECTION	STD. & SPEC. 3.36
CP	---	---	CONSTRUCTION ENTRANCE	STD. & SPEC. 3.02
PS	---	---	PERMANENT SEEDING	STD. & SPEC. 3.32

## LEGEND

---	LIMITS OF CLEANING AND GRADING
---	PROPOSED DOWNSPOUT LOCATIONS
---	PROPOSED DOWNSPOUT W/ RAIN BARREL LOCATIONS
---	DRAINAGE PATH
---	PROPOSED TREES

## \*BASEMENT WILL NOT BE SERVED BY GRAVITY. BASEMENT WASTEWATER WILL BE PUMPED.

NOTE: SEE SHEET 3 FOR EXISTING CONDITIONS PLAN



## ARCHAEOLOGY NOTES:

THE APPLICANT/CONTRACTOR SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4398) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. THE APPLICANT/CONTRACTOR SHALL STOP ALL WORK IMMEDIATELY AND NOTIFY THE CITY OF ALEXANDRIA ARCHAEOLOGY. THE APPLICANT/CONTRACTOR SHALL NOT DELAY THE PROJECT.

THE APPLICANT/CONTRACTOR SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

FURTHERMORE, ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

## PLANTING SCHEDULE:

LEGEND	QUANTITY	BRAND/PLANT	COMMON NAME	COVER	COVER	COVER
1	1	ACACIA	SWAMP	750	750	750

## EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES. NOTIFY "MISS UTILITY" AT 1-800-251-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

1. TAX MAP: #6503-08-02
2. ZONE: R-4
3. OWNER: JIMMY D. CO. LLC, 4018 TANEY AVENUE, ALEXANDRIA, VA 22304, RESIDENT #12000268
4. TOPOGRAHY SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = MGD '28
5. TITLE REPORT FURNISHED BY ESTATE TITLE & ESCROW, CASE NO. E71211-110, DATED 11/26/11 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 10,008 S.F. OR 0.2481 AC.
8. EXISTING IMPERVIOUS AREA (TBS) = 2,139 S.F. OR 0.0481 AC.
9. EXISTING IMPERVIOUS AREA (TBS) = 2,139 S.F. OR 0.0481 AC.
10. TOTAL IMPERVIOUS AREA = 2,139 S.F. OR 0.0481 AC.
11. TOTAL DISTURBED AREA = 9,246 S.F. OR 0.2127 AC.
12. BUILDING HEIGHT NOT TO EXCEED 25.0' PER INT'L LOT REGULATIONS (SEE CALCULATIONS, SHEET 3)
13. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE VIRGINIA STANDARDS.
14. AVERAGE FINISHED GRADE AROUND THE PROPOSED DWELLING: 194.1'
15. BUILDING HEIGHT (FROM AVERAGE FINISHED GRADE TO MIDPOINT OF ROOF): 25.0' (SEE DETAIL ON SHEET 3)
16. SEE ARCHITECTURAL PLANS FOR MORE DETAILS PERTAINING TO BUILDING HEIGHT
17. TOTAL SITE AREA = 10,008 S.F.
18. REQUIRED TREE COVER (25%) = 2,502 S.F.
19. REMOVED TREE COVER = 6,881 S.F.
20. TREE COVER REMOVED = 6,881 S.F.
21. TREE COVER PROVIDED = 2,794 S.F.
22. THIS LOT IS NOT IN A BOUNDED SUBDIVISION.
23. APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF T & ES.
24. PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND. BASEMENT WILL NOT BE SERVED BY GRAVITY.
25. TREE PROTECTION TO BE PROVIDED WHERE SALT FENCE IS NOT ADEQUATE. PROTECTION WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DRIP LINE OF THE TREES TO BE SAVED. CONSULT INSPECTOR AT BEGINNING OF CONSTRUCTION. TREE PROTECTION FENCING MUST BE ESTABLISHED AND APPROVED BY THE CITY ARBORIST BEFORE ANY CLEANING OR CONSTRUCTION CAN BE STARTED.
26. (TBS) DENOTES TO BE SAVED.
27. (TBS) DENOTES TO BE REMOVED.
28. DENOTES PRE-CONSTRUCTION GRADE: 64.3
29. DENOTES PROPOSED GRADE: 64.3
30. A DEMOLITION PERMIT WILL BE REQUIRED AND SHALL BE OBTAINED PRIOR TO ANY DEMOLITION ACTIVITIES.
31. THE PROPOSED DRIVEWAY WITH FILTER FABRIC WILL BE USED AS THE CONSTRUCTION ENTRANCE FOR THIS SITE. ALL VEHICLES SHALL BE WASHED BEFORE ENTERING THE RIGHT-OF-WAY. A MODIFIED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH SPEC 3.02 SHALL BE PROVIDED AT THE DISCRETION OF THE CONSTRUCTION INSPECTOR.
32. APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT CURB, GUTTER AND RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (TDES).
33. A SEPARATE SOIL REPORT & GROUNDWATER DRAINAGE PLAN WILL BE SUBMITTED TO CODE ADMINISTRATION WITH THE BUILDING PERMIT IF DEEMED NECESSARY.
34. THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA'S NOISE CONTROL CODE, TITLE 11, CHAPTER 5, WHICH SETS THE MAXIMUM PERMISSIBLE NOISE LEVEL, AS MEASURED AT THE PROPERTY LINE. SEE ENVIRONMENTAL SITE ASSESSMENT ON SHEET 3 FOR DETAILS.
35. THE APPLICANT MUST COMPLY WITH ARTICLE XII OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDES REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF THE WATER QUALITY VOLUME DETAIL, AND STORMWATER QUALITY MANAGEMENT. THIS PROJECT WILL INSTALL RAIN BARRELS TO HELP MEET THE WATER QUALITY VOLUME DETAIL.
36. A 24X31 SEDIMENT BASIN SHALL BE REQUIRED TO CAPTURE WASH WATER AT THE DISCRETION OF THE CITY INSPECTOR.
37. THE EXISTING DOMESTIC WATER SERVICE AND SANITARY SEWER LATERAL ARE TO BE REPAIRED IF DEEMED NECESSARY BASED ON FIELD INVESTIGATION. PROPOSED SANITARY LATERAL IS SHOWN IN CASE THE EXISTING IS DEEMED INADEQUATE.
38. RETAINING WALLS 24" AND OVER IN HEIGHT REQUIRE SEPARATE DESIGN AND PERMIT.

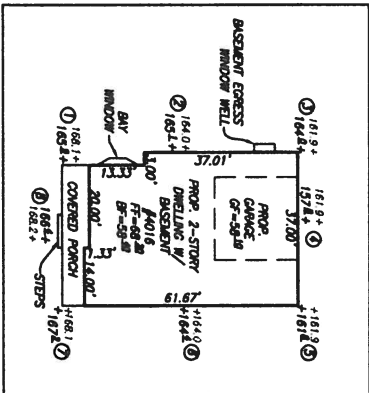
## GRADING PLAN LOT 62 SECTION 1

QUAKER PARK ESTATES  
(4016 TANEY AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA



**RCF** **IELDS, JR. & ASSOCIATES**  
A PROFESSIONAL CORPORATION  
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN  
730 S. Washington Street  
Alexandria, Virginia 22314 (703) 549-6422

DATE	REVISION
DATE: FEB. 16, 2012	DESIGN: JCB
SHEET 1 OF 5	DRAWN: JCB
FILE: 12-10	



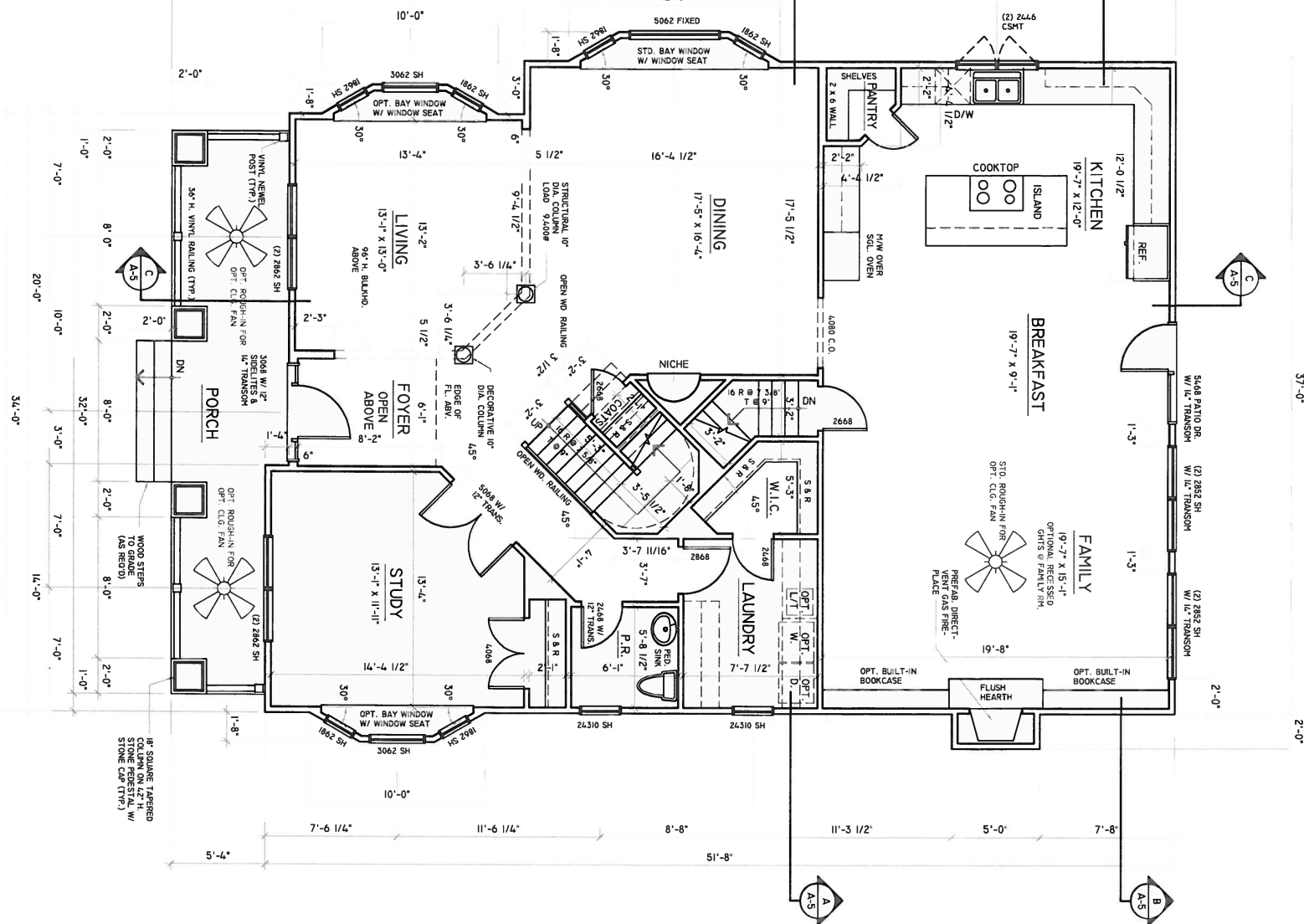
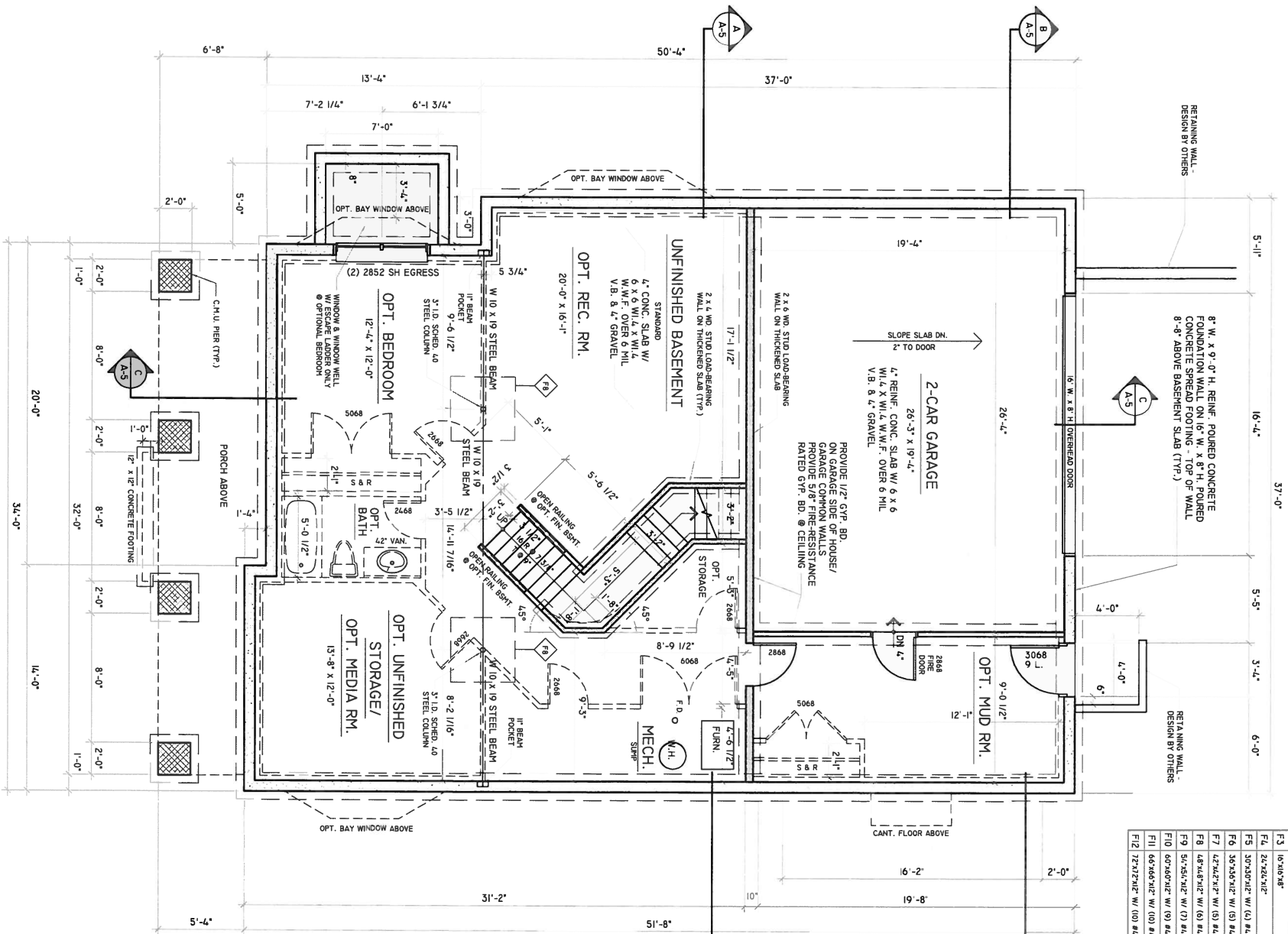


50P 2012-0036

- FOUNDATION/BASEMENT NOTES
1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.)
  2. CENTER PARTITIONS ON COLUMN CENTERLINES (U.N.O.)
  3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE.
  4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.

STANDARD FOOTING SIZES	ASSUMED SOIL VALUE
1500 PSF	2000 PSF
F1 10'x24" CONT	8'x20" CONT
F2 12'x32" CONT	10'x24" CON.
F3 16'x48" RF	12'x42" RF
F4 24'x24" RF	18'x48" RF
F5 30'x30" RF W/ (4) #4 E.W.	30'x30" RF W/ (4) #4 E.W.
F6 36'x36" RF W/ (4) #4 E.W.	36'x36" RF W/ (4) #4 E.W.
F7 42'x42" RF W/ (5) #4 E.W.	42'x42" RF W/ (5) #4 E.W.
F8 48'x48" RF W/ (6) #4 E.W.	48'x48" RF W/ (6) #4 E.W.
F9 54'x54" RF W/ (7) #4 E.W.	54'x54" RF W/ (7) #4 E.W.
F10 60'x60" RF W/ (9) #4 E.W.	60'x60" RF W/ (9) #4 E.W.
F11 66'x66" RF W/ (10) #4 E.W.	66'x66" RF W/ (10) #4 E.W.
F12 72'x72" RF W/ (10) #4 E.W.	62'x62" RF W/ (9) #4 E.W.

- FIRST FLOOR PLAN NOTES:
1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.)
  2. ALL EXTERIOR WALLS TO BE 2 X 4 WOOD STUDS @ 16" O.C. W/ 7/16" O.S.B. SHEATHING.
  3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE.
  4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.



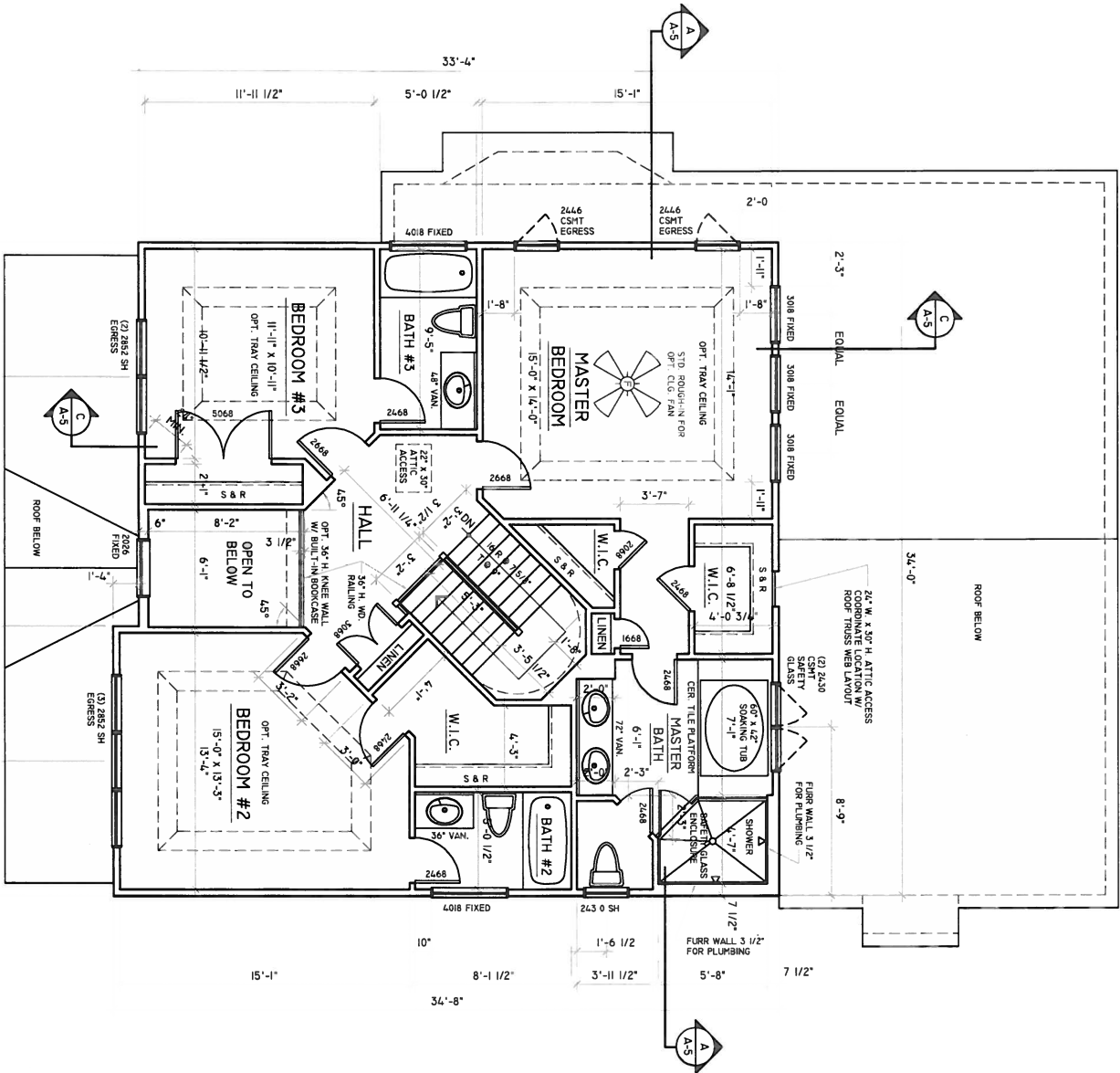
FOUNDATION/BASEMENT PLAN

FIRST FLOOR PLAN

REVISIONS:	FOUNDATION/BASEMENT PLAN, FIRST FLOOR PLAN	THE CRAIGMONT 3252 4016 TANEY AVENUE	ARCHITECT GARY M. ZICKAFOOSE 3810 BETHEL ROAD ALEXANDRIA, VIRGINIA 22310 (703) 960-5245	CALVERT HOMES, INC. 12666-C LAKE RIDGE DRIVE WOODBRIIDGE, VA 22192 (703) 643-5001
SHEET NO. A-1	DRAWN: G.M.Z.	DATE: 02-16-12	SCALE: 1/4" = 1'-0"	

SUP 2012-0036

- SECOND FLOOR PLAN NOTES:
1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.).
  2. ALL EXTERIOR WALLS TO BE 2 X 4 WOOD STUDS @ 16" O.C. W/ 7/16" O.S.B. SHEATHING.
  3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE.
  4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:	SECOND FLOOR PLAN	THE CRAIGMONT 3252 4016 TANEY AVENUE	ARCHITECT GARY M. ZICKAFOOSE 5810 BETHEL ROAD AT FFXANDRIA, VIRGINIA 22110 (703) 960-5245	CALVERT HOMES, INC. 12656-C LAKE RIDGE DRIVE WOODBRIIDGE, VA 22192 (703) 643-5001
DATE: 02-16-12				
SCALE: 1/4" = 1'-0"				
DRAWN: GMZ				
JOB:				
SHEET NO.				
A-2				

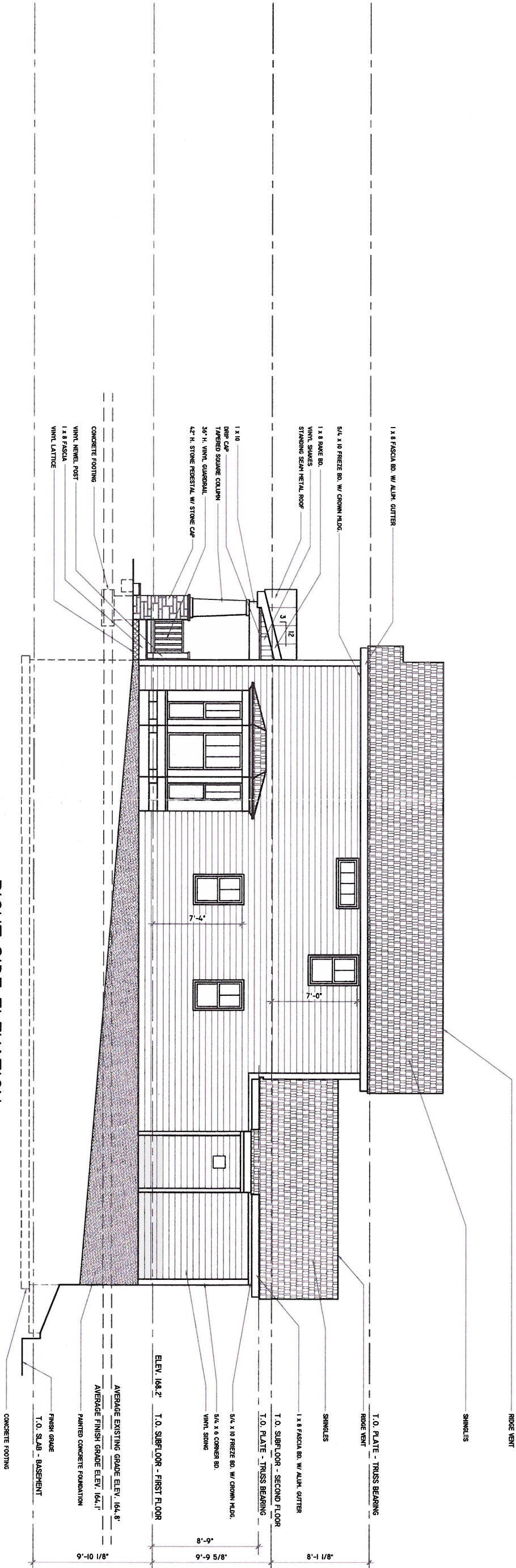
[illegible][illegible]

FRONT ELEVATION

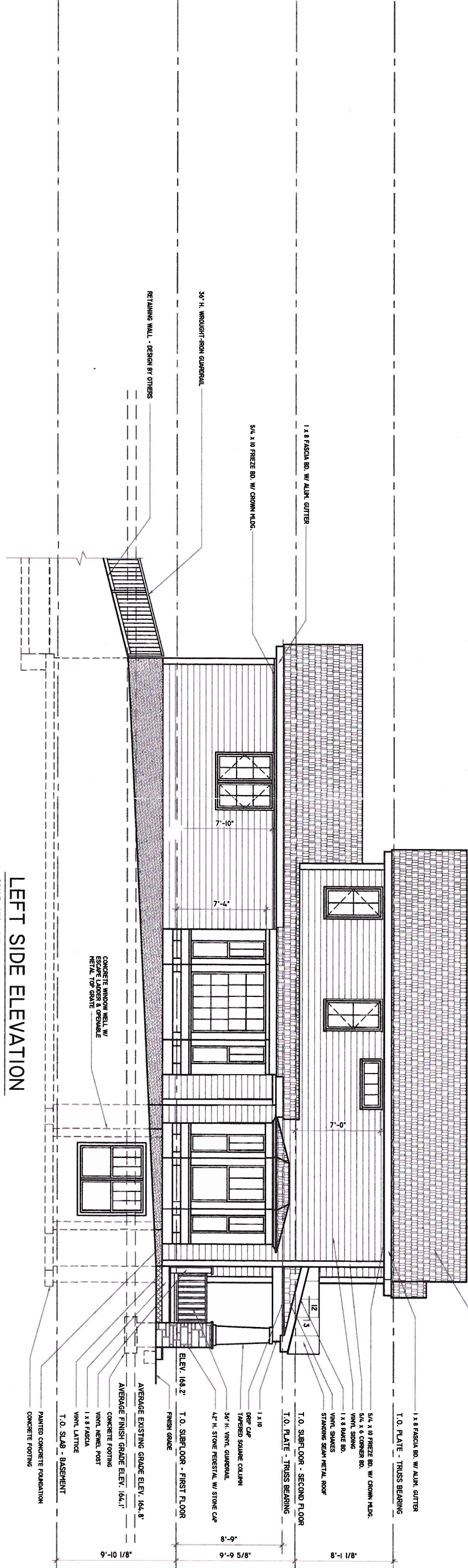
<div style="text-align: center;">A-3</div>	SHEET NO.	<div style="text-align: center;">FRONT ELEVATION, REAR ELEVATION</div>	<div style="text-align: center;">THE CRAIGMONT 3252 4016 TANEY AVENUE</div>	<div style="text-align: center;"> <b>ARCHITECT</b>  <b>GARY M. ZICKAFOOSE</b>              5830 BETHEL ROAD            ALEXANDRIA, VIRGINIA 22310            (703) 960-5345         </div>	<div style="text-align: center;"> <b>CALVERT</b>  <b>HOMES, INC.</b>              12656-C LAKE RIDGE DRIVE            WOODBRIDGE, VA 22192            (703) 643-5001         </div>
	DATE:				
	SCALE:				
	DRAWN:				
	CHECKED:				



SUP 2012-0036



NOTE:  
PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS W/  
FLASHBLOCKS AS REQUIRED.



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

THE CRAIGMONT 3252 4016 TANEY AVENUE		ARCHITECT GARY M. ZICKAFOOSE 5830 BETHEL ROAD ALEXANDRIA, VIRGINIA 22310 (703) 960-5245	CALVERT HOMES, INC. 12656-C LAKE RIDGE DRIVE WOODBIDGE, VA 22192 (703) 643-5001
SIDE ELEVATIONS		REVISIONS:	
DATE: 04-11-12		JOB:	
SCALE:		DRAWN: GHZ	
SHEET NO.		A-4	



148 N. French St.



4010 Taney Ave.



4016 Taney Ave (Subject Property).



4022 Taney Ave.



4032 Taney Ave.

